



**NOTICE OF PUBLIC HEARING**

The **BEACON HILL ARCHITECTURAL COMMISSION** will hold a public hearing:

**DATE:** 12/16/2021  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://US02WEB.ZOOM.US/J/83402186776](https://us02web.zoom.us/j/83402186776)

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 616 of the Acts of 1955 of the Massachusetts General Law as amended. Applications are available for review during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

**ATTENTION:** This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to: <https://us02web.zoom.us/j/83402186776> or calling 1 (929) 205-6099 and entering meeting id # 834 0218 6776. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

**I. VIOLATIONS**

**5:00 VIO # 21.068 BH**

**29 PINCKNEY STREET**

Applicant: Alex Ehrlich  
Proposed Work: Ratification of unapproved window replacement

**II. DESIGN REVIEW HEARING**

**5:10 APP # 22.0663 BH**

**83 MOUNT VERNON STREET** (Determined to Be Exempt)

Applicant: Marc Beaulieu  
Proposed Work: New viewing platform

**5:10 APP # 22.0661 BH**

**77 CHESTNUT STREET**

Applicant: Eduardo Serrate  
Proposed Work: Install new door handle, house number, pendant light, and intercom/keypad

**5:25 APP # 22.0660 BH**

**28 PINCKNEY STREET**

Applicant: Sander A. Rikleen  
Proposed Work: Alter garage door opening previously approved by the Commission

**5:40 APP # 22.0658 BH**

**71 CHARLES STREET:**

Applicant: Monika Pauli

Proposed Work: Replace the existing front door with an exact replica in mahogany with glass panels on top.

**5:55 APP # 22.0656 BH**

**38 PINCKNEY STREET:**

Applicant: Monika Pauli

Proposed Work: Replace existing picket fence roof deck rail with wrought iron metal rail, replace lattice screen.

~~**6:40 APP # 22.0642 BH**~~

~~**73 MYRTLE STREET:** *(Removed By Staff)*~~

~~Applicant: Gerald Sprague~~

~~Proposed Work: Remove and rebuilt deck~~

**6:10 APP # 22.0637 BH**

**44 PHILLIPS STREET:**

Applicant: Maria Correa

Proposed Work: Add addition and roof deck at roof level.

**6:25 APP # 22.0576 BH**

**131 CHARLES STREET:**

Applicant: Carolyn Thayer

Proposed Work: New Sign

**6:40 APP # 22.0688 BH**

**11 IRVING STREET**

Applicant: Roy Harriman

Proposed Work: Relocate intercom to ratify the existing, unapproved buzzer.

**6:55 APP # 22.0683 BH**

**14 BEACON STREET**

Applicant: Richard Thuma

Proposed Work: New rooftop equipment, ratification of standpipe violation.

**7:10 APP # 22.0686 BH**

**8 SPRUCE COURT**

Applicant: Frank McGuire

Proposed Work: Replace all historic windows visible from a public street, restore iron work elements including cowbell doorbell, safety grates, remove exterior egress access, repair stucco on exterior.

~~7:40 APP # 22.0554 BH 160 MT. VERNON STREET~~ (Removed By Staff)

Applicant: Elliott Olson

Proposed Work: new light fixture

III. **ADMINISTRATIVE REVIEW/APPROVAL:** In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the approval letter. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

► If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov) Thank you.

- APP # 22.0555 BH** **35 BEACON STREET:** Install tree guard in the design that the Commission approves
- APP # 22.0545 BH** **41 BEACON STREET:** Replace a non-historic, 6 over 6, wood dormer window with a 6 over 6, true divided light, wood window
- APP # 22.0515 BH** **49 BEACON STREET:** Replace mansard roof trim on the left of the roof in kind
- APP # 22.0565 BH** **54A CEDAR STREET:** Repoint brick at entrance of courtyard. Mortar type and tooling to match historic
- APP # 22.0553 BH** **96 CHESTNUT STREET:** At front façade basement level, replace one, fixed, six light (non-historic) wood window in kind.
- APP # 22.0636 BH** **77 CHESTNUT STREET:** Install new groundwater recharge well access cover

- APP # 22.0649 BH**     **10 HANCOCK STREET:** Seal and repaint window trim on exterior to match existing; color is Navajo White
- APP # 22.0492 BH**     **17 HANCOCK STREET:** Repaint front steps in kind BM 70 Light Gray
- APP # 22.0577 BH**     **21 HANCOCK STREET:** Spot repoint front and rear of property  
Mortar type and tooling to match historic specifications
- APP # 22.0620 BH**     **36 HANCOCK STREET:** At level seven, replace two, 2 over 2, wood (non-historic) windows and two, 1 over 1, (non-historic) wood windows, true divided light with same pane configuration and window material
- APP # 22.0659 BH**     **74 JOY STREET:** Repair brickwork at Civic Association entry point as the result of a violation. Harvest brick from a location on the façade that is not within the purview of the Commission
- APP # 22.0556 BH**     **81 PHILLIPS STREET:** At front façade, level 1, replace two non-original, 6/6, wood windows with 6 over 6, wood windows, true divided light, At front façade, level one, replace one, non-historic, 4 over 4, wood window with a 4 over 4, wood, true divided light window
- APP # 22.0650 BH**     **20 PINCKNEY STREET:** New brass door sweep.
- APP # 22.0593 BH**     **25 TEMPLE STREET:** Repair cornice in kind
- APP # 22.0604 BH**     **135 MYRTLE STREET:** Restore all front façade windows
- APP # 22.0598 BH**     **7 WALNUT STREET:** Fire escape repair; replace damage and rusted Square Bolts, secure, hand scrape and paint black

**IV. RATIFICATION OF 10/21/2021 & 11/18/2021 PUBLIC HEARING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 9:30 PM**

**DATE POSTED: 6/7/2021**

**BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Arian Allen, Martha McNamara, Vacancy, Vacancy, Vacancy*

*Alternates: Vacancy, Alice Richmond, Wen Wen, Vacancy, Vacancy*

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/